

# Ward 1



Planning and Development  
Guidebook



## **Vision**

A leading planning and development department dedicated to building Las Vegas into a world-class city.

## **Mission**

Provide long-range planning, sustainability coordination, urban design, historic preservation and land-use application services to citizens, developers, businesses and visitors so they can benefit from orderly and environmentally sensitive growth and redevelopment.

## **Values**

- Professionalism
- Respect
- Innovation
- Dedication
- Excellence

## **Priorities**

- Create relevant plans and documents that are internally consistent, understandable and accessible.
- Implement the Strategic Plan for the city of Las Vegas.
- Optimize the use of our financial, technological and human resources to improve effectiveness.
- Develop dedicated, innovative and loyal professionals who are committed to achieving our mission within a creative environment.
- Provide responsive, reliable customer service.
- Provide for and foster community involvement.
- Achieve professional excellence that is nationally, regionally and locally recognized.
- Adhere to the American Institute of Certified Planners Code of Ethics and Professional Conduct.

## **Contact Information**

*General Information: 229-6301*

*Historic Preservation: 229-5260*

*Public Information Office: 229-2343*

*Admin. Fax: 474-7463*

## Administration

This division provides the senior management leadership, financial and human resource management, technological support and public information for the department. The director and deputy director lead the department's efforts to fulfill the city's and the department's strategic plan. The division's staff is responsible for the department's fiscal management and staffing requirements. Critical technological advances, updates and solutions including GIS, Hansen and web-based departmental information and support are made in this division and coordinated with the city's Information Technology Department. The public information office, in coordination with the city's Office of Communications, ensures that the programs and processes of the department are shared with the department's core customers and the overall community.

*Margo Wheeler, AICP*

Director..... 229-6352

*Tom Perrigo, AICP*

Deputy Director..... 229-2127

*Rene Carlsen*

Senior Technical Systems Analyst..... 229-6886

*Denise Kaplan*

Senior Management Analyst..... 229-6253

*Rebecca Smith*

Administrative Secretary..... 229-6353

Fax..... 474-7463



## Case and Public Planning

The division manage and process the land use applications that are filed with the city. These applications are the first step in the project development process for residential, commercial or mixed-use projects. They also manage the application process for tenant improvements as well as home improvements, as required.

During the application review process, this division ensures that a proposed project meets the city's planning principles, zoning code and design and development standards.

## Responsibilities

- Land Use and Zoning Information to Customers
- Land Use Applications
- Planning Commission Staff Support
- City Council Staff Support
- Final Maps/Tentative Maps/Parcel Maps
- Title 19 Zoning Ordinance (Codes)
- Title 18 Subdivision Ordinance (Codes)
- Permit/Plans Review
- Design Review
- Sign Permits
- Temporary Commercial Permits
- Home Occupation Permits
- Addressing
- Field Inspections

*Planning Manager:*

*Doug Rankin, AICP.....229-5408*

*Planning Supervisor:*

*Field/Plan Check*

*Peter Lowenstein, AICP.....229-4693*

*Planning Supervisor:*

*Front Counter Team*

*Peter Lowenstein, AICP.....229-4693*

*Planning Supervisor:*

*Case Planning*

*Steve Gebeke, AICP.....229-5410*

*Fax Number .....385-7268/474-0352*

## Long-Range Planning

This division provides the long range planning, historical preservation and statistical analysis services for the city. This team solicits and guides the public's input as the community envisions its neighborhoods and the city. These are expressed and documented in the various planning documents.

### *Master Plan 2020*

- Community Design Element
- Conservation Element
- Historic Properties Preservation Plan Element
- Housing Element
- Land Use Element
- Parks & Recreation Element
- Population Element
- Public Buildings Element
- Public Safety Element
- Recreational Trails Element
- School Facilities Element
- Transit Element
- Transportation Trails Element
- Water Element

### *Special Area Plans*

- Beverly Green/Southridge Neighborhood Plan
- Centennial Centre Plan
- Centennial Hills Sector Plan
- Cliffs Edge (Providence) Development Agreement
- Cliffs Edge (Providence) Development Plan and Design Guidelines
- Downtown Centennial Plan
- Downtown North Land Use Plan
- Enterprise Park
- Floyd Lamb Park Master Plan
- Kyle Canyon Development Agreement
- Kyle Canyon Development Standards and Design Guidelines
- Grand Canyon Village
- Grand Teton Village
- Iron Mountain Ranch
- John S. Park Neighborhood Historic District Design Guidelines
- John S. Park Neighborhood Plan
- Las Vegas Redevelopment Plan
- Las Vegas Technology Center Phase 1
- Las Vegas Technology Center Phase 2
- Lone Mountain
- Lone Mountain West
- Montecito Town Center
- Northwest Equestrian Park Plan
- Northwest Open Space Plan
- Rancho Charleston
- Scenic Byway Plan
- Spectrum
- Summerlin Development Standards
- Sun City Summerlin
- Torrey Pines
- Town Center Development Standards
- Union Park
- Upper Las Vegas Development Report
- West Las Vegas Plan

Staff assigned to this division coordinate and interface with regional and federal agencies and planning bodies such as the Southern Nevada Regional Planning Coalition and the Bureau of Land Management (BLM). The division leads the coordination and administration effort of the BLM land disposal program.

*Planning Manager.....Flinn Fagg, AICP ..... 229-4848*  
*Planning Supervisor.....Andy Reed, AICP..... 229-6301*  
*Historic Preservation Officer .....Courtney Mooney ..... 229-5260*  
*Urban Design Coordinator ..... Yorgo Kagafas..... 229-6196*  
*Fax Number ..... 384-1397*

## Council Ward 1

Population growth in Council Ward 1 was steady between 1990 and 2000, growing at an average annual rate of 1.4 percent. Between 2000 and 2008 the population declined due to demolitions from the US-95 highway widening project, housing units in the Jones Boulevard corridor converting from residential to commercial (office), and lower occupancy rates due to the recent increase in foreclosures.

The population became slightly younger between 1990 and 2000. During the ten-year span, those under 18 years of age increased by 2.9 percent.

Household composition changed somewhat with non-family households showing the greatest gain during the decade. The population became more diverse, led by the Hispanic population, which more than tripled, growing by 258 percent.



The level of educational attainment for Ward 1 residents remained about the same between 1990 and 2000, with high school diplomas being earned at approximately the same rate as for the city as a whole. Ward 1 median household income increased in 2000 to \$41,672 from \$34,213. While the 1990 figure was about 10 percent higher than the Las Vegas median at that time, the 2000 figure is about 10 percent below the City median. The rate of poverty among Ward 1

residents increased substantially between 1990 and 2000, going from 7.3 percent to 11.4 percent. Unemployment increased slightly during the same time.



The zoning of Ward 1 is consistent with the more mature areas in the city of Las Vegas. Residential zoning classifications represent just over half of the land area, with approximately 90 percent already built. While just over 97 percent of Ward 1 is built out, there is still more than 220 acres of vacant, developable land scattered throughout the ward. The mean home price in Ward 1 has increased slower than those in the rest of the City and Clark County, but has still increased by nearly 30 percent since 2000.

Development in calendar year 2008 for Ward 1 appears slow when compared to the city of Las Vegas as a whole. Further examination shows that while Site Development Reviews (SDR) were lowest in Ward 1, Building Permit and Completed projects activity remained fairly strong. While only about 12 percent of the Building Permits in the city were issued in Ward 1, approximately 20 percent of all the Residential and Commercial Remodel and Addition permits issued in the city occurred there. More than 25 percent of residential remodel and addition valuation was for Ward 1 projects. Overall, commercial activity remains strong in Ward 1 especially when considering that it is a predominately mature area with relatively little available vacant land.



## Demographics, Ward 1

|                                   | 1990     | 2000     |
|-----------------------------------|----------|----------|
| POPULATION                        | 75,160   | 94,363   |
| GENDER                            |          |          |
| Male                              | 49.7%    | 50.1%    |
| Female                            | 50.3%    | 49.9%    |
| AGE                               |          |          |
| Less than 18 years                | 22.4%    | 25.3%    |
| 18 to 64 years                    | 65.7%    | 62.4%    |
| 65 years and greater              | 11.8%    | 12.3%    |
| RACE AND ETHNICITY                |          |          |
| White                             | 83.4%    | 61.8%    |
| Black                             | 4.7%     | 6.9%     |
| Hispanic                          | 8.0%     | 23.0%    |
| American Indian                   | 0.8%     | 0.5%     |
| Pacific Islander                  | N/A      | 0.5%     |
| Other                             | 0.2%     | 0.1%     |
| More than one race                | N/A      | 2.6%     |
| EDUCATIONAL ATTAINMENT            |          |          |
| (Persons 25+ years of age)        |          |          |
| High School Graduate              | 80.6%    | 78.7%    |
| Bachelors Degree or Greater       | 15.3%    | 14.8%    |
| MEDIAN HOUSEHOLD INCOME           |          |          |
|                                   | \$34,213 | \$41,672 |
| HOUSEHOLD TYPE                    |          |          |
| Family Households                 |          |          |
| Married Couple                    | 50.3%    | 42.4%    |
| Male Head                         | 4.5%     | 6.6%     |
| Female Head                       | 10.9%    | 13.2%    |
| Non-Family Households             | 34.2%    | 37.8%    |
| *Population as of 7/1/08 - 91,013 |          |          |



## Demographics, City Wide

|                                    | 1990     | 2000     |
|------------------------------------|----------|----------|
| POPULATION                         | 258,295  | 478,630  |
|                                    |          |          |
| GENDER                             |          |          |
| Male                               | 50.5%    | 50.8%    |
| Female                             | 49.5%    | 49.2%    |
|                                    |          |          |
| AGE                                |          |          |
| Less than 18 years                 | 24.8%    | 25.9%    |
| 18 to 64 years                     | 64.9%    | 62.5%    |
| 65 years and greater               | 10.3%    | 11.6%    |
|                                    |          |          |
| RACE AND ETHNICITY                 |          |          |
| White                              | 72.3%    | 58.1%    |
| Black                              | 11.2%    | 10.1%    |
| Hispanic                           | 12.1%    | 23.6%    |
| American Indian                    | 0.8%     | 0.5%     |
| Asian                              | 3.5%     | 4.7%     |
| Pacific Islander                   | N/A      | 0.4%     |
| Other                              | 0.1%     | 0.1%     |
| More than one race                 | N/A      | 2.5%     |
|                                    |          |          |
| EDUCATIONAL ATTAINMENT             |          |          |
| (Persons 25+ years of age)         |          |          |
| High School Graduate               | 76.3%    | 78.5%    |
| Bachelors Degree or Greater        | 13.4%    | 18.2%    |
|                                    |          |          |
| MEDIAN HOUSEHOLD INCOME            |          |          |
|                                    | \$30,590 | \$44,069 |
|                                    |          |          |
| HOUSEHOLD TYPE                     |          |          |
| Family Households                  |          |          |
| Married Couple                     | 49.4%    | 48.3%    |
| Male Head                          | 5.0%     | 5.9%     |
| Female Head                        | 11.6%    | 12.2%    |
| Non-Family Households              | 34.1%    | 33.5%    |
|                                    |          |          |
| *Population as of 7/1/08 - 599,087 |          |          |

## Current Zoning

| <i>Zoning Classification</i> | <i>Acreage</i> | <i>Percent of Total Acreage</i> | <i>Percent Built</i> |
|------------------------------|----------------|---------------------------------|----------------------|
| Commercial                   | 1,587.7        | 16.9%                           | 94.0%                |
| Industrial                   | 268.6          | 2.9%                            | 85.4%                |
| PC-PD                        | 4.1            | 0.0%                            | 100.0%               |
| Public                       | 777.2          | 8.3%                            | 96.0%                |
| Residential                  | 4,690.4        | 50.1%                           | 97.5%                |
| Undeveloped                  | 9.3            | 0.1%                            | 0.0%                 |
| Right of Way                 | 2,033.4        | 21.7%                           |                      |
| <b>TOTAL</b>                 | <b>9,370.8</b> | <b>100.0%</b>                   |                      |

## Mean Single Family Home Price

| <i>Year</i> | <i>Ward 1</i> | <i>City of Las Vegas</i> | <i>Clark County</i> |
|-------------|---------------|--------------------------|---------------------|
| 1995        | \$148,156     | \$145,226                | \$138,025           |
| 2000        | \$179,163     | \$179,163                | \$181,822           |
| 2008        | \$232,130     | \$308,957                | \$313,151           |

## Summary of Site Plan Development Reviews, (SDR) Calendar Year 2008

| <i>Category</i> | <i>Ward 1</i>  |                | <i>City of Las Vegas</i> |                |
|-----------------|----------------|----------------|--------------------------|----------------|
|                 | <b>Permits</b> | <b>Acreage</b> | <b>Permits</b>           | <b>Acreage</b> |
| Commercial      | 9              | 15.6           | 83                       | 358.0          |
| Non-Profit      | 1              | 1.1            | 6                        | 44.9           |
| Mixed Use       | 0              | 0.0            | 7                        | 88.2           |
| Multi-Family    | 0              | 0.0            | 14                       | 107.9          |
| Single Family   | 0              | 0.0            | 5                        | 130.6          |
| Public          | 0              | 0.0            | 20                       | 349.3          |
| Conversion      | 3              | 0.5            | 5                        | 18.9           |
| Cell Tower      | 6              | 6.2            | 70                       | 40.9           |
| <b>TOTAL</b>    | <b>19</b>      | <b>23.4</b>    | <b>210</b>               | <b>1,138.7</b> |

## Building Permits, Calendar Year 2008

| <i>Category</i>               | Ward 1     |                      | City of Las Vegas |                       |
|-------------------------------|------------|----------------------|-------------------|-----------------------|
|                               | Permits    | Valuation            | Permits           | Valuation             |
| Single Family New             | 6          | \$ 1,895,801         | 994               | \$ 62,414,209         |
| Single Family Addition        | 50         | \$ 958,148           | 258               | \$ 62,414,209         |
| Single Family Remodel         | 32         | \$ 1,058,392         | 135               | \$ 2,895,297          |
| Multifamily New               | 0          | 0.0                  | 6                 | \$ 146,542,405        |
| Multifamily Remodel           | 1          | \$ 573,000           | 3                 | \$ 623,000            |
| Commercial New                | 22         | \$ 15,098,000        | 118               | \$ 143,624,263        |
| Commercial Addition & Remodel | 187        | \$ 30,009,626        | 744               | \$ 147,980,262        |
| Pools & Spas                  | 16         | \$ 913,220           | 380               | \$ 17,363,921         |
| Public Remodel                | 0          | 0.0                  | 1                 | \$ 485,000            |
| Miscellaneous                 | 183        | \$ 3,396,342         | 1,318             | \$ 69,264,956         |
| <b>GRAND TOTAL</b>            | <b>496</b> | <b>\$ 53,329,529</b> | <b>3,957</b>      | <b>\$ 596,085,254</b> |

## Completed Projects, Calendar Year 2008

|                               | Ward 1     | City of Las Vegas |
|-------------------------------|------------|-------------------|
| Single Family New             | 2          | 1,410             |
| Single Family Addition        | 27         | 162               |
| Single Family Remodel         | 21         | 124               |
| Multifamily New               | 1          | 45                |
| Commercial New                | 4          | 40                |
| Commercial Addition & Remodel | 127        | 633               |
| Miscellaneous                 | 68         | 204               |
| <b>TOTAL</b>                  | <b>250</b> | <b>2,618</b>      |